

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: NOVEMBER 29, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: VAC-24901 - APPLICANT: LOCHSA ENGINEERING OWNER: DERRICK AND JAN HODSON 1998 LIVING TRUST**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL**, subject to:

1. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
4. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Petition to Vacate U.S. Government Patent Easements generally located west of Cimarron Road and north of El Parque Avenue. The vacation will allow the construction of a custom home on the northwest corner of Cimarron Road and El Parque Avenue. The proposed vacation will not negatively affect adjacent parcels. Staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/30/1998	The City Council approved a General Plan Amendment (GPA-0027-98) to Amend a portion of the Southwest Sector on properties bounded by the Holmby Avenue Drainage Alignment, Via Olivero Avenue, Rainbow Boulevard, and Durango Drive, From: R (Rural Density Residential) To: DR (Desert Rural Density Residential). The Planning Commission and staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
There are no permits or licenses related to this request.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1.31

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	Desert Rural Density Residential (DR)	Residence Estates (R-E)
North	Undeveloped	Desert Rural Density Residential (DR)	Residence Estates (R-E)
South	Undeveloped, Single Family Residence	Desert Rural Density Residential (DR)	Residence Estates (R-E)
East	Undeveloped	Desert Rural Density Residential (DR)	Residence Estates (R-E)

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West	Undeveloped	Desert Rural Density Residential (DR)	Residence Estates (R-E)
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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	
Trails		X	N/A
Rural Preservation Overlay District	X		YES
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DESCRIPTION

The above property is legally described as follows:

The west thirty-three feet (33'), excepting the south thirty feet (30') of the South Half (S½) of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) of Section 4, Township 21 South, Range 60 East, M.D.M

The south thirty-three feet (33'), excepting the south thirty feet (30') of the South Half (S½) of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) of Section 4, Township 21 South, Range 60 East, M.D.M

The east thirty-three feet (33'), excepting the south thirty feet (30') and the east forty feet (40') of the South Half (S½) of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) of Section 4, Township 21 South, Range 60 East, M.D.M

ANALYSIS

A) *Planning discussion*

The applicant intends to vacate a portion of existing U.S. Government Patent Easements because these easements are no longer needed in their current configuration. The requested vacation will allow for the construction of a custom home on the northwest corner of Cimarron Street and El Parque Avenue. This request is appropriate, as the subject easements are not needed and approval of the above request will facilitate the development of this site.

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B) Public Works discussion

The Public Works Department has no objection to the vacation application request to vacate U.S. Government Patent Reservations generally located at the northwest corner of El Parque Avenue and Cimarron Road.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 3

APPROVALS 0

PROTESTS 0